Modern double flats; rock fronts; four flats of 5 and 6 rooms; each flat has furnace, fine bath and all modern conveniences, granitoló basement, etc. Lot 52x157.6.

Rents, per year .... MERCANTILE TRUST CO. EIGHTH AND LOCUST.

ON MONTHLY PAYMENTS BUY reduced somewhat:
219 Destrehan st., 4-room brick house and
Gable; 31,600.
42.1 Claims ave., 6-room detached brick house;
buth; \$1,000.
4215 Pair ave., 6-room brick detached house;
\$1,000. 2.29.
201 Luclede ave, fine 8-room stone-front house, bath, etc.; price \$4.700; renting for 1528.
205 Cote Brilliants ave, 7-room brick house, \$405 Cote Brilliants ave, 7-room brick house, with porch, lawn, bath furnace, etc.; \$4.30.
205-11 Cass ave, two li-room bricks, with stable and large yard through to Howard etc.; author for teamster; \$4.50.
205 Glascow place, fine, homelike 11-room house, with 56-foot lawn, a 2-story brick stable, chicken-house, etc.; it's opposite a parklike block; \$5.500.
2015 Chestnut etc., 11-room detached brick; bath, furnace; \$1.000. block; 5.608.
2015 Chestnut st., 11-room detached brick; bath, furnace; \$1.09; surrounded by colleges and factories; a paying rooming-house at all times. For colored—625A North Market at, 6-room brick; bath; large yard; \$2.60.
Also other properties at bargain prices and terms to suit. HERRMANN, 1157 Chestnut st.

to Get - - "COTTAGES"

Brentwood Station cottages corner Weilington and Truesdale aves: your choice for rent money of the 3-room frames, with lots 59x39 each newly painted, papered and repaired; cistern, spring, shed, closets, chicken-house; on Suburban care, Clayton division, or Chouteau ave Kirkwood line; fare 10c; get off at Tugedo iron bridge and Shady ave.; I block from ear line; price \$500; terms, \$25 down, balance \$5 per month; no interest, ZiNK & CO., Agents, 19 N. Seventh \$4.

\$50 CASH-\$20 PER MONTH

CHEAPEST HOUSE IN ST. LOUIS. 191 Ashland ave.; lot 2x140; four room frame; price 1900; rente 1141 per vear; a good 15-per-cent investment; only 1300 cash required. J. M. SHORTAL & CO., 905 Chestnut st.

4414 LABADIE AVE. Three-room brick cottage, with hall, brick street and granitoid sidewalk; a very nice little home. Lot 25x14). MERCANTILE TRUST CO.,

New Four-Room Brick. 225-31 Hartford st., just one block south of Tower Grove Park; two elegant 4-room brick houses; reception hall, hot and cold water, bath-room; plenty of large closety, granifeld cellar,

lenty of large closets, granifold cellar; t and see them; easy terms; price \$2.5% P. E. NIESEN, Tenth and Chestnut st.s 2013 GANO AVENUE.

25x112.6; two-story seven-room frame dwelling F.W.MILLER, 1902 East Grand ave. FINE HOME IN CLIFTON HEIGHTS Four-room frame, in good repair; nice location; ouse cannot be built for the price; only 11,550; an inske terms to suit. J. M. SHORTAL & CO., 9% Chestnut st.

RAYMOND AVE .- 5183. Fine 5-room residence; lot lexi25; can be had at a very reasonable price; see it to-day. N. S. WOOD, 215 Chestnut st.

MUST BE SOLD. \$800 CASH WILL BUY IT.

Preity seven-room Queen Anne slate-roof brick in besultful Compton Heights, \$25 Ends ave., facing Ends homestend, which gives it practically a park front, on the very highest point; lot slopes to all sides; spiendid street-car facilities; all improvements made; no special tax bills to fear. It is the best home for the money in St. Louis, and is well worth H.300; to close an estate will sell for \$2.90; parily in monthly payments, it desired; open for impretion to-day.

F. E. NIESEN, Tenth and Chestnut st.s.

1019 GRATTAN STREET. Between Chouteau and Hickory A 7-room brief dwelling; for ExcE-8 to alley; nice lawn, side and rear yard, cistern, hydrant, gas, laundry large cellar and attic, screens, shades; arrangee for one or two families; at a bargain.

HICKORY STREET

2. New one-story six-room and bath brick ours; \$2,400; part cash, balance monthly. 3008 VINE GROVE AVENUE. Milly; hot and cold water; bath, etc.; \$1.90.

The mily; hot and cold water; bath, etc.; \$1.90.

F. W. MILLER,

1972 East Grand ave.

MANUFACTURING SITE.

Will consider an offer of less. MERCANTILE TRUST CO., EIGHTH AND LOCUST STS.

2012 PRAIRIE AVENUE. Skrill 4; two-story five-room frame dwelling; good repair; \$1,900. F. W. MILLER, 1902 East Grand ave

#### **FACTORY** 30% LESS THAN COST.

I am authorized to sell one of the best built modern factories in St. Louis, nearly new, equipped with the best best, inalting and power system; the boiler 210-horse power, engine 200-horse power. Westing-house dynamo, sprinkling system, the boiler 210-horse power was the boiler 210-horse power, which was prinkling system, the same telephone; the building is four stories; this basement contains is, 300 square feet; corner lot 155a150. For particulars address H. W. HERWE K.

FOR 50 YEARS 5% NET.

Will sell a downtown corner, leased for 50 sers at 5 per cent net; secured by building out as 50,000. Apply H. W. Hereck, Ollvia building, corner Grand and Windsor

HAMMEL & KARLESKIND.

2.775 WILL BUY 466 TENNESSEE AVE., for-merly & Sleventh st.; a new one-story 5-room brick dwelling; reception hall and small hall through to kitchen; city water, gas, sewer, all connections made, hathroom, closet and marble washetand, marble sink, laundry, mantels, 13-inch walls, bull for second story; a very convenient house; open Sundays; taxe Bellefontsine car. 

HAMMEL & KARLESKIND.

BEAL ESTATE AND FINANCIAL AGENTS.

#### 5196-5198 DELMAR AVE.

Modern rough-rock building, ar-anged as four fiats of six rooms such; each flat has separate hot-wa-er heating system; fine baths; hot and cold water; combination electric ind gas fixtures; screens, pantry, chi-ac closets; granitoid cellar; fine nosaic porch. Lot 50x175. Rent, per year .....

MERCANTILE TRUST CO.,



## FISHER & CO.'S ADS

"Globe"-Elegant, Modern, Up-to-Date West End Homes. "Star"-Big Interest, Investment Property, 6 to 18 Per Cent Net. "Post"-Choice, Little Houses, Easy Terms, \$1,000 to \$6,000. "Republic"-Beautiful, Modern Dwellings, \$15,000 to \$6,000. Prices Not Advanced One Dollar-in Some Cases Lowered.

5738 CLEMENS AVE., Let 60x175; 11 rooms	\$12,000
4440 MARYLAND AVE., Lot 33x213; 10 rooms; new	\$12,000
4483 WASHINGTON BL., Lot 36x150; 13 rooms	\$12,000
3837 WASHINGTON BL., Lot 50x150; 9 rooms	\$12,000
4205 WASHINGTON BL., Lot 33x150; '1 rooms	\$12,000
4629 MARYLAND AVE., Lot 50x213; 12 rooms	\$11,000
5020 CATES AVE., Lot 60x180; 12 rooms	\$10,500
5431 CABANNE PL., Lot 99x200; 10 rooms	\$10,000
4161 MORGAN ST., Lot 35x190; 10 rooms	\$9,500
5429 MAPLE AVE., Lot 50x211; 9 rooms	\$9,500
5222 VERNON AVE., Lot 50x165; 10 rooms	\$9,200
4279 OLIVE ST., Lot 35x152; 10 rooms	\$9,000
3836 WESTMINSTER PL., Lot 39x124; 9 rooms	\$8,500
E362 MAPLE AVE., Lot 60x150; 10 rooms	\$8,500
4215 CLEVELAND AVE., Lot 50x155; 9 rooms	\$8,000
3673 COOK AVE., Lot 40x165; 10 rooms; stable	\$8,500
3500 MORGAN ST., Lot 69x135; 10 rooms	\$8,000
2727 S. KING'S HIGHWAY, Lot 75x170; 10 rooms	\$8,000
4131 MePHERSON AVE., Lot 25x146; 10 rooms	\$8,000
4420 WEST BELLE PL, Lot 33x140; 9 rooms	\$7,800
4033 McPHERSON AVE., Lot 75x140; 10 rooms	\$7,500
5924 ETZEL AVE., Lot 60x231; 10 rooms	\$7,500
4377 DELMAR BL., Lot 30x150; 10 rooms	\$7,500
4558 COOK AVE., Lot 35x130; 10 rooms	\$6,800
6013 CATES AVE., Lot 50x157; 9 rooms	\$6,700
3670 FINNEY AVE-, Lot 30x156; 10 rooms	\$6,500
6306 CLIFTON PLACE, Lot 115x200; 10 rooms	\$6,500
5059 FAIRMOUNT AVE., Lot 30x155; 10 rooms	\$6,250
2903 DELMAR BL., Lot 25x1M; 9 rooms	\$6,000
1314 JONES ST., Lot 75x115; 10 rooms	\$6,000
4146 WESTMINSTER PL, Lot 30x169; 8 rooms	\$6,000
4033 COOK AVE., Lot 25x162; 10 rooms	\$6,000
2634 LOCUST ST., Lot 25x134; 11 rooms	\$6,000
3221-3223 LUCAS AVE., Lot 50x134; 12 rooms	\$6.000
2812 WASHINGTON AVE., Let 23x135; 12 rooms	\$5,800
3507 COOK AVE., Lot 30x157; 10 rooms	\$5,800.

## FISHER & CO.,

714 CHESTNUT ST.

5089 RAYMOND AVE.

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

ON MONTHLY PAYMENTS. For Sale—House and lot, 4245 Russell ave., 226 feet east of Tower Grove ave., brand-new two-story rock-front house of 8 rooms, reception hall, bath, hot and cold water, tiled bathroom, enamel tub, fine mantiela hardwood finish, graniciod cellar; lot 25x135 feet to alley. Terms, 3530 cash down and 530 per month.

KEELEY & CO., 1113 Chestnut st.

Worth \$11,000. Take \$9,500. 525 Vernon ave. new Brooms double brick gwelling, with two bathrooms, hot-water heat, hardwood floors; lot 50x137; best house for the money in Raymond place.

BRADLEY & QUINETTE, 715 Chestnut &.

2036 PRAIRIE AVENUE.

30x112.6: two-story six-room brick, for two
amilies; good location; good repair; \$1.60; terms
pasy.

1902 East Grand ave.

GOOD INVESTMENT. D, 500 will buy beautiful set of four flats. Nos. The and THE Suclid ave.; lot Sexifo; renting for \$1.150 per year. BRADLENT & QUINETTE, IIS Chestnut 88.

92,600 BUYS AN UP-TO-DATE FIVE-ROOM FRAME. 1437 STEWART PLACE.

**\$2,400 WILL BUY** Nice 6-room brick, IIB Aubert ave.; street, sid walk and sewer made; forms easy monthly, BRADLEY & QUINETTE, 713 Chestnut & NEW HOUSE IN WEST END. For Sale. No. 575.—Chamberiain ave., Chamberiain Park, about 10 feet east of Goodfellow; it is a new two-story, rock-front house of test rocoms, fine reception ball, fine mantels, hardwood nitish, tiled bathrooms, hot and cold water; lot 502155 feet. For key, price and terms see

#### \$500 CASH

BALANCE EASY TERMS, WILL BUY 4234 PAGE AVENUE.

Seven rooms, beth, etc. Lincoln Trust Co. SEVENTH AND CHESTAUT.

9-ROOM HOUSE 83,300. It is 100 Newstead ave. bandsome and in good order; lot If feet; very cheap.
BRADLEY & QUINETTE, 715 Chestnur at.

TO CLOSE ESTATE. REDUCED TO \$4,250.
No. 218 Thomas st., bet, Leffingwell and Giasgew aves. an elegant two-story and maneard
brick house, containing eight rooms, bath, ball,
attic and cellar; lot Extils. If interweted look at
this property and see me at once, as it make be
sold. CHAS. F. VOGEL, Gr Chestage S.

5159 RAYMOND AVE.

Lot 50x128. Modern new 16-room residence, with extra large reception hall; hall and dining-room solid oak; parlor gloss white; hardwood floors; fine medern kitchen; hot-water heat; fine cellar; second-floor bedrooms finished in mahogany and cherry; fine bathroom; gas grates, screens-in fact, every possible modern convenience.

MERCANTILE TRUST CO.

SISO CASH-FOR COLORED. sens Maffitt ave., 4-room, 1-story frame; h

VERY ATTRACTIVE HOME. 4637 MORBAN STREET.

Two and one-half story rock front dwelling; all modern improvements; near Eugene Field School. Terms— \$750 cash, balance 5 per cent.

Lincoln Trust Co. SEVENTH AND CHESTNUT.

# The Finest Nine-Room Homes in City. A compact subdivision in the northern part of city, on Suburban Railroad, having fronts on three streets. About 2,600 front feet. Can be had at a price that ought to double itself in the care say terms.

Most Beautiful Location. Open To-Day from 2 to 8 P. M. and week days from 5 P. M. to 8 P. M. Be Sure and Read Description.

Sure and Read Description.

Nos. 243 and 245 Halliday ave., one block east of Grand ave. Halliday ave. is opposite Grand ave. entrance to Tower Grove Park; no finer location in city; seven houses—two about finished; they are Queen Anne style of 7 room and two attic rooms, making 5 rooms, elegantly arranged and exquisitely finished.

The reception halls are of quartered oak, curly sycamore and Wisconsin biren; Japanese leather wainscoting; hardwood floors, with parquetry borders; console with large plate mirror; wood to match finish; stairs of special designs and (incretain many in \$15,000 houses) further beautified by carved columns, beams, grille, etc.

The parlors are finished in mahogany, cherry, bird's-sy mapic and white enamel, and mantels of special design.

The dining-rooms are exceptionally nice. Spacious, airy and well-lighted with bay. The finish is of quartered oak, green birch, cherry and mahogany. Grand mantels, with treasury cabinets and open tile fireplace.

The pantry is of brick, not of slate or frame, with china closet, cabinal, etc.

The kitchen is pretty, too; the zinc splash and drip is of marble. The rear hall is finely finished; has closet and tollet alcove. The second floor are for many first heart of many first heart of many tilly right. The mantels are finer than in the parlors of many first heart, mahogany and birth. Every door venewed and coord-something not found in many 130,000 houses. Also large console on second floor heart or entire first story and second floor heart of heart or cellar flow and profess and the whole bouse beautifully decorated.

The attics are not slighted—are nicely finished and equal to many parlors.

The bathrooms are really fine-porcelain tubs, medicine and tollet chests, tile floors and perfect and could consend the heart of the consendance of the course of the secription may seem too elaborate or deceptive; but, we stake our r

#### ELEGANT HOMES, \$7,500 Cleveland Ave., West of Grand.

HIGH. BEAUTIFUL LOCATION. OPEN TO-DAY FROM 2 TO 6 P. M. OPEN TO-DAY FROM 2 TO 6 P. M.

No. \$15 Cleveland ave., is one of 5, they are Queen Anne style, slate roof, 7 rooms and 2 attle rooms, with all the most modern conveniences; hardwood floors and hardwood finish throughout; hot-water heating, elegant and novel interior; the architecture and applitments are grand and different than most houses; the designs are special and original by A. A. Fischer; see them; can make easy terms.

AIPLE & HEMMELMANN R. E. CO..

605 Chestnut st.

2-STORY DWELLING For Two Families, \$2,600. No. 114 Hickory M., 2-story brick for 2 fam-ilies: has 6 rooms: well built; owner really wants to sell. AIPLE & HEMMELMANN REAL ESTATE CO., 502 Chestnut St.

A NICE HOME, \$1,850.

34 Montgomery st., a nice 14-story brick rooms, 1 on first floor and 1 finished baseof 6 rooms. I on first more than ment rooms; this is a bargain.

AIPLE & HEMMELMANN REAL ESTATE CO., 508 Chestnut st.

2-Story Dwelling, 8 Rooms. Two Families, \$2,700. No. Mil La Baile st., 2-story brick of 4 rooms and hall on first floor and 4 rooms and hall on second floor; E-foot lot, See this.

AIPLE & HEMMELMANN REAL ESTATE CO., AIPLE & HEMMELMANN REAL ESTATE CO.

Two and one-half story red pressed brick residence, with state roof; 12 rooms, including handsome reception hall; furnace, bath, hot and cold water, screens, etc.; oak finish; street and all improvements made. Lot 33 x23. 4615 MARYLAND AVE.

MERCANTILE TRUST CO., SPLENDID INVESTMENT FLATS

Rents \$630-Price \$5,000.

4TN Castleman ave., a well-built, new 1-story Il-room brick dwelling, arranged in two flats with all modern convenience; bath, bot and cold water, furnace, etc.; lot %riff.

AIPLE & HEMMRILMANN REAL ESTATE CO., 600 Chestnut st.

A NICE LITTLE HOME REDUCED TO \$2,500 No. 5141 Ridge ave., a 1-story brick of 4 large rooms; front and side entrance, large portico, ewert, water and gas; this is really nice; can make good terms. See AIPLE & HEMMELMANN REAL ESTATE CO., 673 Chestnut st. CALIFORNIA AVE.

Near Cherokes st.; eleven-room brick house, with hot-water hest and all modern conveniences; bugsy shed, chickes and piscod house acable, coal 
shed, summer kitchen, conservatory, fruit and 
shade trees, flowers, grape arbor; granitoid 
walks; lot 75x770; just the place for a gentleman 
of leisure. For further particulars apply to 
LEWIS A. J. LIPPERT, 284 Chestnut st.

N. W. Cor. Grand and Easton.

The owner of this valuable business having retired from business and designing to return to Germany offers the above property for sale at a low pater, modern 5-story business building, with hall upstairs; building leased for seven years to Wainwright Brottery. Lot 75 feet front on Grand by 12 feet on Easton avenue. Will not 54 per cent on price.

Price, terms, etc., at office.

MERCANTILE TRUST CO., BIGHTH AND LOCUST STS.

L Corner en Castleman Ave. mproved with a two-story slate-roof brick resi-erce, seven rooms, reception hall, bath turnace, aundry and cellar; lot 20x11; price \$4,100. For number see CHAR F. VOGEL, 634 Chestnut st.

DWNER SAYS SELI By beautiful home at a sacrifice. 1875 Cote Brilliante ave. 2-story Queen Anne, red press-brick front, stone trimmings, the porch: 5 rooms bath, reception, gas defended froor; handsomely and walks granited and painted: fine lawr; tress and shrine; bit II feet 4 inches by 130 to alley; proceptions of the process of the p

ONE SOLD ONE LEFT.

Now being completed: Il large rooms; most perfect, beautiful and complete houses ever built; paneled oak wafracoting; heavy oak beams to ceilings; artiside art glass; coatly hardware; beautiful mantels; beet hot-water beat; exceptionally well built; price very reasonable. Open.

HOWARD GAMBRILL & CO., SIT Chestnut st.

8500 CASH And \$2.000 in mouthly payments will buy 425 Lucky st.; 4-room brick, reception hall; lot fix 121. JOHN MAGUIRE REAL ESTATE CO., 187 N. Eighth st.

BUSINESS PROPERTY. 1007 Franklin ave.; three-steep building on prest, two-story building on alley; lot Sails; Sil...

#### 4128 West Pine Boul.

Owing to a decreased family the owner of the above model residence has authorized us to offer it for sale at a bargain price; house is 2½-story rough rock front, 12 rooms and large reception hall; oak floors and finish; hot-water heat, fine bath, etc.; laundry and tollet in cellar; street and all improvements made. Lot 35.6x210.

Card of admission at our office. MERCANTILE TRUST CO., EIGHTH AND LOCUST STS.

hree years; easy terms.
HENRY HIEMENZ REALTY CO.,
514 Chestnut s

#### SMALL CENTRAL PROPERTY.

\$3,200. 928 N. Eighth st., 2-story brick; 6 rooms; hall, gas, water, laundry, cellar; all street improvements made; rent \$300; lot 16.8x180. We can offer a bargain in the above. We also have No. \$24, same size lot.

HENRY HIEMENZ REALTY CO., 614 Chestnut st.

#### LARGE MANSION.

Lot 270x125. 2319 Meramec st., corner of Nebraska ave. (op-posite Maryville Convent), a two-story, ll-room frame dwelling: furnace and laundry: frame stable: handsome shade trees, shrubs, vine arbor: easy terms; long time. Get admission card. HENRY HIEMENZ HEALTY CO., 618 Chestnut st.

NETS GOOD 10 PER CENT. 222 Madison st., two 4-family flats; lot ExiB; both houses are two-story brick; front house has 10 rooms; rear house has 12 rooms; rent \$756 per year; never vacant; price only \$5,00.

HENRY HIEMENZ REALTY CO., 611 Chestnut st.

SMALL CASH PAYMENT.

HORTON PLACE. Near Suburban Hallroad—2-story 6-room brick fwelling; was taken under deep of trust; lot 32.4 g16; reception hall, gus, bath, hot and cold water, furnace; can be had for low price; little cash; long time. Get admission card from HENRY HIEMENZ REALTY CO... 614 Chestnut st.

And instructs us to sell; easy terms; long time; select the one you want and see us; Broadway, junction Missouri ave. Dexist; vacant; 1721 S. Broadway, 2-story, store, 8 rooms, lot 20x140; Parmiller, lot 20x144; 1700-47-44 S. Tenth St. 3 2-story brick dwellings; also 918 Soulard st., story and room, 8 families; lot 60x114 SEATTY CO., HENRY HIEMENZ REALTY CO., 614 Chestnut st.

## 4439 Morgan St.

Modern 12-room brick residence with reception hall; hardwood floors throughout; fine bath; furnace, electric and gas fixtures, filter, screens and awnings; large, beautiful lawn. Lot 83.4x195.

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

### 4946 BERLIN AVE,

Every Convenience. 50x213.

Germania Trust Co

#### **BIG BARGAIN**

Must be sold; belongs to a nonresident; No. 656 Morgan et.; double brick, 8 or 9 rooms; 2-story etable, side drive, furnace, electric light, hardwood floors, bay windows, portico across the full width of the house; lot Spiiso.

JOHN MAGUIRE REAL ESTATE CO., 197 N. Eighth st.

SHIELDS PLACE.

Over One-half of the Lots Sold. LOTS \$75 TO \$160.

\$20 CASH. Balance \$5 a Month. These lots are in Webster Groves, and have sidewalks, large shade trees, made streets, city water, churches and schools, etc.

AGENT ON GROUNDS TO-DAY. Take Suburban Park car of Suburban electric road and get transfer to Kirk-wood car at Maple ave., and get off at Harper st.
OR, take Through Chouteau car of Transit line and transfer to Kirkwood car, and get off at Harper st. B. F. SHIELDS, 804 Chestnut St.

PAYS 12 PER CENT. For Sale-House and lot. No. 1785 Preston place one block south of Lafarette ate, being two story, stock-brick-front house of tithe rooms, in faits of five rooms up and four rooms down, two baths and two tollets; lot exist feet, second-floor flat vacant. For particulars as-KEELEY & CO., 1113 Chestnut st.

ON MONTHLY PAYMENTS. For Sale—House and lot. No. 4631 S. Tenth st., near Neesho st.; brand-new, one-story brick coltage of four rooms, reception hall, bain, missie w.c.; gas; lot Shife feet; terms 100 cash and 115 per month. For keys and olice see

KEELEY & CO., 1112 Chestnut st.

\$8,500 FOR \$6,600. Deimar single flat; aix rooms down and six up; stock brick; furnace; modern; lot \$2x170; rents \$310; will sell. LOVE & SONS, \$62 Chestnut st. BARGAIN.

Von Versen, Mil-Twelve rooms, stock brick; rery modern; lot 60x185; side drive; trees \$8,700; easy. LOVE & SONS, \$02 Chestnut at. Look at No. 1341 Hodiamont Ave. Cheapest six-room brick residence in the city, tear Page boulevard; monthly payments. NEW, DESIRABLE RESIDENCES

col Clemens Ave., N. W. Cor. Belt-10 rooms, reception hall; hardwood floors and finish; stone porches; hot water, furnace, etc.; lot 50x152; 10,000.

107 Clemens Ave.—Adjoining the above; similarly arranged; lot 50x152; 38,509.

Open for inspection. JOS. DORMITZER, 104 N. Ninth St.

8-ROOM BRICK, \$3,600. 675 Greer ave.; kood eight-room brick dwelling, ith furnace, bath, laundry, etc.; in good condi-cin; lot zarist, will make easy terms JOHN S, BLAKE & BRO., II N. Seventh st. FACTORY OR WAREHOUSE SITE.

South side Gratiot st., 150 feet west of Eighteenth st.; lot 192255 to alley; has three 3-story atome-front houses and stable; bringing in annual rental of \$1,000. For price see

JOHN B BLAKE & BRO., 17 N. Seventh st.

#### 5409 MAPLE AVE.

Two and one-half story rock-front residence; "double house;" stone porch, with tile floor in center; 13 rooms including a 38-foot billiard hall and large reception hall; all rooms large and afty; hot-water heating; two bathrooms, one separate tolet; streets and all improvements made; extra well constructed; built by owner one year ago for a permanent home; now finds house too large. Lot 100222.

Price .....\$13,000 MERCANTILE TRUST CO.,

S300 CASH

BALANCE EASY TERMS WILL BUY 2649 GEYER AVE. wo-Story Brick, Arranged as Two Flats.

LINCOLN TRUST CO., Seventh and Chestnut Sta

#### NEW RESIDENCES IN CLIFTON HEIGHTS NOW

BEING COMPLETED. Nos. 6304 and 6310 Clifton Ave.

CLIFTON HEIGHTS IS ONE OF THE MOST PICTURESQUE AND BEAUTIFUL SUBURES YOU HAVE ALL THE CONVENIENCES OF

OF THIS CITY.

YOU HAVE ALL THE CONVENIENCES OF THE CITY, WHILE YOU CAN ENJOY THE PURE AIR OF THE COUNTRY.

If you are looking for a home, do not fail to call and see these houses, We consider them the most perfect houses for the price that we have ever built. Each has eight rooms, bath and reception hall, with a summer dining-room (something new). All the latest improvements, including a refrigerator built so the lee man can put the ice in from the outside of the house (something entirely new). The plumbing is first-class in every detail, including "hysienic filters," tilled floor in bathroom, porcelain tubs, marble washstand, enameled sink, water closet in bathroom and basement.

The interior finish is up to date, and the decoration is the finest. All floors are laid with heavy edge grain "Georgia" hard pine without end joints, and are finely finished ready for rugs, first floor being double. The electric light wiring is complete and the fixtures are works of art. In order to prove that the wiring it complete and the fixtures are works of art. In order to prove that the wiring it complete and the fixtures are works of art. In order to prove that the wiring of these houses is of the very best, we are have at the momented up and ready to turn the lights on. Each has a lat SNIES feet, with a five-foot terrace. The surroundings are of the best. T years.

Come and see us to-day from 2 to 7 p. m.

Take Tower Grove car and get off at Clifton
ave. and walk one-half block north.

W. J. LEWIS, 2508 S. Jefferson ave.

Two and one-half-story brick house of 10 rooms and attic; bath, furnace, etc.; street. sewer and alley made; large lot, 50x190; a substantial, well-

MERCANTILE TRUST CO.,

#### West End Residence For Sale. 5149 Westminster Place.

Double brick residence: 12 rooms; hot-water best, etc.; lot 50/170; 112.500.

4125 LINDELL BOUL - 19 rooms, reception hall, hot water, furnace, etc.; lot 37.6x159; 111.000.

525 VERNON AVE - 19 rooms, modern built; lot 50/16; 38.500.

2539 PAGE AVE - 8 rooms, bath, furnace, etc.; very desirable; lot 20/169; 31.000.

5125 LACLEDE AVE - 8 rooms, stone front, detached; furnace; lot 2/x15; 31.500.

JOS, DORMITZER, JOS. DORMITZER. 104 N. Ninth St.

PAGE AVE. FLAT, \$7,500. 60-80A Page, 5 and 6 room modern flats; rents; lot 30x137; new brick street.
JOHN S. BLAKE & BRO., 17 N. Seventh st.

\$2,000 WILL BUY ills Tower Grove ave., an eight-room fra-renting for EE per month. R. M. NOONAN, 704 Chestnu

#### MUST SELL. 463 Elmbank ave., a beautiful ten-room house, furnace, etc., with 200 feet of ground, trees, shrubbery, etc. R. M. NOONAN, 704 Chestnut st.

and Twentieth St. Nos. 1918 to 1925 East Grand avenue; flats above; of 4 rooms each. Corner store and store adjoining leased to brewery for four years. Lot 100x129. Total rents, per annum......\$2,760

S. E. Cor. E. Grand Ave.

MERCANTILE TRUST CO. EIGHTH AND LOCUST.

#### FOR SALE. IN BERLIN HEIGHTS.

4647 BERLIN AVE. A new li-room, modern Colonial residence: two
very elegant bathrooms finished in marble and
tije; pickei-plated plumbing, porcelain bath and
all of the latest sanitary arrangements; very
large, light rooms; large cleats; double floors,
hardwood nolished; handsomely finished cabinet
work throughout the house; the location is the
very finent in the city; the house is one of the
most elegant, considering its size, in the city;
Berlin ave, has a great future; if you want something in a first-class modern residence, look at
this; get price from us; terms can be made to
ault purchaser.

ROYAL INVESTMENT CO., 700 Chestnut st.

LOOK! BARGAIN! LOOK! 203 Morgan st., a double three-story twenty-two-room brick house. In first-class condition, renting at present at 200 per year; have been offered 51,500 per year rent with secured lesse. Will take 51,500 down, balance in three years at 5 per cent. For price and card of admission see ARTHUR G. PRINTZ, 900 Russell ave.

Choice Flat on Penn St., Price \$4,000. 1816 Penn at., between Sidney and Lynch; a story and manuard brick building, containing rooms and finished attic room; closets, pantures cemented laundry, water, gas, sews, street an alley made; lot faxil 3'; an excellent location, JOHN J. BOGARD REALITY CO.

SEE B. Breadway.

Cabanne Ave., 5811. 

3742 ILLINOIS AVE., PRICE \$1,500. A 114-story brick dwelling containing 2 rooms and attle, with cellar; front and rear entrance; water and sewer; lot 5 feet front.

JOHN J. BOGARD REALITY CO., 241 S. Breadway.

MERCANTILE TRUST CO.,

Has Your Rent Been Advanced? Don't pay it; buy a home on monthly pay-ments. You can buy 1243 Hodiamont ave., 14 block north of Page Douiseard, at 225 a month and small cash payment; six-room brick; open

for inspection.

CHAS. F. VOGEL, 63 Chestnut st. Lovely Home on South Side, Price \$4,250. 1740 Miami st., a 2-story brick residence, containing 8 rooms and bath, reception hall, cemented laundry and cellar; hot and cold water, furnace, sewer and gas; front-and rear entrance and arranged for one or two families; lot 160125.

JOHN J. BOGARD REALIT CO., 3253 R. Broadway.

A BIG INVESTMENT BARGAIN. Price \$14,000, Rent \$1,944 per Annum.
Three two-story brick buildings, containing store and six reoms above, and \$ flats of 4 rooms each, with front and rear entrances, water, sever, gas and street improvements; near North great For particulars call or write to JOHN J. BOJAKD REALITY CO.,

EXT S. Br. adway.

WASHINGTON BOUL.

\$12.500.00.

Jeffersen Ave., 706-8-10-12 N.

Four large brick houses of 12 rooms each, 2 occupied as dwellings and 3 arranged as flats; also large stable, in perfect condition. Lot \$3x130.

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

N. E. COR. ST. LOUIS AV. & 10TH. Six75. 2-story 7-room brick, basement, attic; a fine business location: \$4,050. J. H. GUNDLACH & CO., 3815 N. Broadway.

DO YOU WANT A BARGAIN? e 721 Morgan st.; also 2615-17-19 N. Broad-; these must be sold, J. S. ROTHWELL, 312 Wainwright bldg.

2721 DODIER STREET. 2x120, new one-story four-room brick; a pretty ome; easy nayments; \$2,500. J. H. GUNDLACH & CO., 3815 N. Broadway. A BRICK residence, arranged for one or two families; 400 west; bargain; \$4,500 if at once, O 28, Republic. A GOOD Investment; four dats. Nos. 424-46 Norfolk ave., which can be made into rooming-houses; in investment of the continuous sell cheep. Inquire 431 Hunt ave.

### MAPLE AVE., 5349.

ALBION Place, 2346-A modern, detached from house, built for home: lot 45x122. For particulars inquire on premises.

Fourteen-room modern residence; two baths, hot and cold water, hard-wood finish; also large brick stable and carriage-house; an ideal home.

MERCANTILE TRUST CO., EIGHTH AND LOCUST.

BARGAINS-509 records at Mc each, or \$3.50 a dezen; will sell 500 below cost. Bauer's husio store, 2722 Gravois ave. Open Sundays. BARGAIN 1207 Bayard ave.; lot 25x189 to alley; a nice five-room cottage; will be sold curap, JOS A DUFFY & CO... Tel. M 2679A; B 1416. 813 Chestnut st. BEAUTIFUL 6-room frame house; cheap. In-quire at 313 Filmore st.

quire at 313 Filmore st.

BEAUTIFUL country home, six blocks from Broadway line; must be sold, on account of owner leaving town; new four-room brick house; summer kitchen, stable, citern, well, 20 fruit trees, grapes, shrubbery, etc.; lot III; 1619; price 33,500.

HAMMFIL & KARLESKIND.
6714 B. Broadway. BELT Ave. 1916 N.-Four and five room flats with baths; will sell cheap. Apply 2222 Hickory. CALIFORNIA Ave. 4045 and 4048—Two hor fronting California and Laclede Park; a bargi-easy terms. Apply in rear. CARTER Ave., 405-Four-room dwelling, 31. 200. Vista ave., 473-Three-room dwelling, 31.00. Sheppard, 214 Ozark building, Tenth and Pine. CHIPPEWA St., 2751-Cheap, six-room howith plastered attic. CLIFTON Ave. 2147 (Clifton Heights)-Nine rooms, city water: 3 feet front; lovely suburban home; Benton or Tower Grove cars. COTE BRILLIANTE Ave. 483 - Six-room frame: water, sewers, gas and sidewalks: fine-lawn; many large maple, pear and plum tree-and grapes; 50x505 feet; price \$1,500. COTTAGE Ave., 433-Fine seven-room house granitoid laundry and sidewalk; lot 30x125; bar-gain if sold at once; leaving city. COTTAGE Ave., 4353 (Northeast Corner of Newstead)—Can be bought for 31,500 on terms of 2300 cash, balance 230 per month. A. S. LOOMIS, 119 N. Ninth st.

DE SOTO Ave., 6331-Three and four room flats; open to-day; 83,500. Strodtman & Strodt-man, 3617 N. Broadway. EADS Ave. 2111-25.200; beautiful home; nine rooms; rough-rock front; all conveniences; fine atreet and neighborhood; a bargain; call soon. EAST PRAIRIE Ave. 1123—Bargain; 60x1124; ten-room brick and store; three-room frame; 44,000. Inquire 5055 Florisannt ave. EIGHT-ROOM Queen Anne style ho lot in Wagoner place; hardwood finished out; furnace; \$4,700. O 129, Republic. EIGHTEENTH St., 1546 N.—Two-story brick, twelve rooms and bath \$7,500. C. Schuelle Realty Co., 2112 N. Fourteenth st.

ELLIOT Ave., 2812—Two-story brick; seven rooms; cemented laundry; bargain; H.565, Haumueller-Dalton R. E. Co., 2415 N. Broadway.

PAIRVIEW Are., 282 (Corner Spring Ave.)— New three-room brick bouse; water, gas, big sheds; at a bargain. FINE income investment flats, that bring HTS per month; will sell my equite cheap on account of old age. O K, Republic.

FINE North St. Louis business corner, consisting of stores and flats; rent Hill per month; good investment; \$15.00. C. Schuette Realty Co., 228 N. Fourteenth st. N. Fourteenth et.

FINNET Ave., 613-Fine ten-room brick; in elegant order; price \$4.750; worth investigation.

Tel. M 2679A; B 1618.

FOR Sale-\$100 cash and balance rent mosey will buy \$128 North Market at., 4-room frame-cottage; let \$98.160 price \$1.200.

BEN E. W. RULER, 400 Easton ave.

FOR Sale or Exchange Best business place in St. Louis: brick house, stable and laundry, horses, etc. 425 N. Twentleth. FOR Sale—An elegant 13-room house, in South St. Louis, arranged for two families; rents 3430 per year; must be sold at once; price 23,380 only 200 cash required; 11-per-cent investment.

J. M. SHORTAL & CO., 206 Chestnut gt. FOURTEENTH St., 2510-12 N.—Two-story brick and building in rest; six tenants; 145 per month; 34,000. C. Schuette Realty Co., 2715 N. Pour-teenth st. GANO Ave. 481-Five-room brick dwelling: nice home: easy terms: at a bargain. Hau-mueller-Duiton R. E. Co., 2812 N. Broodway.

GREAT bargain; fine house; 10 rooms; every convenience; good order; twenty-five feet adjoin-ing; good investment; your own terms. 356 Evans tve. HARRIB 2156-Elegant new two-story and man-sard ten-room residence; bath, steam best; lot. foric; facing O'Fallon Park; 816,158. C. Schustis Resilty Co., 5712 N. Fourteenth st. HARTFORD St., 5815-Elegant two-story nine-room modern fist; new, well built, 12-inch walls; beautifully located; good investment. Inquire within. HEBERT St., 1922—Two-story brick and double brick in rear; good investment; \$5,500. Strodtman & Strodtman, 3617 N. Broadway. HICKORY St. 133-54-55 Three two-clory vicins, three-room flats; cheap. Apply 223 Hick-HOUSES and flats for sale on easy terms, and some rare bargains. For particulars call at an entury building.

Z. T. NORTHUUT.

HOUSE, Il rooms, bath, closets and all measurements; barn for horses and carriage; shade trees; best location in the city. O St. Manually in the city.

JEFFERSON Are., Mil S .- A house at a har-gain; call Sunday and see property. JEFFERSON 253-27 N.—Two-story double brick dwelling: renting \$1 monthly; price \$5,000. Haumueller-Dalton R. E. Co., \$45 N. Broadway. KENTUCKY Ave., 116-Nice four-room brick house; \$1,500 C. Schuette Realty Co., 573 N. Fourteenth st. KNAPP. 1610-Nine-room brick; large stable; 0-foot lot; suitable for teamater; rent 52, Jan. B. Dutton, 2604 N. Fourteenth.

B. Dutton, 2004 N. Fourteenth.

LABADIE Ave., 2017-13 Equity in double two story flat of five rooms down, four rooms uprenting for 354 a month; will marriface at 5,500 this is much less than cost last fall when labor and material was chesp; mortgage to run 150 at 5 per cent. Morgan, 500 Chestnut. LEDUC St., 4758-Four-room brick; lot 25x56; city sewer, water, gas, bearing fruit trees. See owner, 4768 Greer ave.; 22,600. LOUISIANA. 451-Cheap: 5-room dwelling; at-ic, laundry: 12-inch walls; lot 20x141. LOT Mails; a two-story brick house, with nitse rooms and three basement rooms; bath; besulfful lawn; this is a bargain. See REALTY CO., SCHWENKER REALTY CO., 1977 S, Jefferson ave.

MAIDEN LANE, 231-For sale, at your own price, three-room cottage and large stable; he is: rents at \$11 a month; price \$860, as owner is going to leave city. MADISON, 294-16 — Two-story double brick dwelling: rents \$53 monthly; good lavestment; price \$6.00. Haumueller-Delton R. E. Co., Still N. Broadway.

MARIND Ave., 345—Three-room brick; essy terms: \$1,00. Strodtman & Strodtman, 217 N. Broadway.

MINERVA, 7044—Detached house; six rooms; MINERVA, 613-Five-room frame dwelling lot Enid; price, II, 800. BURKAMP-GIVANS R. D. CO., 6309 Easton ave MINNESOTA Ave. 5718-A new four-room bries locuse: \$1,000 will buy it: a great burgain. HAMMEL & KARLENSKIND. 5716 S. Broadesy.

WASHINGTON BOUL.

West of King's highwar, an elegant double thirteen-room house; hot-water heat bardwood finish and floors; lot flyzis; can be purchased at a barmond floors; lot flyzis; can be purchased at a barmond floors. In the standard floors and floors are the floor floo